

ROCKY HILL PLANNING BOARD
Minutes of the April 8, 2008 Meeting

Present: T. Bremner, C. Cann, T. Corlis (8:00), L. Goldman, D. Kluchinski, G. White, R. Whitlock, E. Zimmerman

Absent: R. Ayrey, C. Pihokken, A. Youtz

Also present: V. Kimson and K. Philip

Statement Of Adequate Notice

Pursuant to the Sunshine Law, a notice of this meeting's date, time, place and agenda was mailed to the news media, posted on the Municipal bulletin board and filed with the Municipal Clerk. The meeting was called to order at 7:30 p.m.

Chairperson's Comments: C. Cann stated that the Master Plan is due for an update and a motion for the planning consultants, Kimball and Kimball, to review the housing element and prepare the master plan re-examination report. Motion was made by E. Zimmerman and L. Goldman seconded the motion requesting Kimball and Kimball to commence with review of the housing element and re-examination report and authorize the appropriation of \$5000 for the master plan re-examination and \$10,000 for review of the housing element. The vote was 7-0 in favor. Motion carried.

For: Bremner, Cann, Goldman, Kluchinski, White, Whitlock, Zimmerman

Against: None

Abstain: None

Open Public Comment Period: The meeting was then opened to the public, being that no one wished to address the board the public portion of the meeting was closed.

Approval of Minutes

March 11, 2008 – Motion made by R. Whitlock and L. Goldman seconded the motion to approve the minutes of March 11, 2008. The vote was 7-0 in favor from all those members eligible to vote. Motion carried.

DISCUSSION:

Update on Revised New Jersey Council on Affordable Housing (COAH) Rules

The Board inquired regarding the status of the proposed COAH regulations, and reported "objections" to the proposed rules. V. Kimson gave a general overview of the process and stated that The Council on Affordable Housing proposed rules in December of 2007 regarding the third round substantive certification process, and establishing new rules regarding the municipal affordable housing obligation. The proposed rules were published, and the public was allowed to provide comments on the proposed rules by March 21, 2008. It has been reported that many municipalities, the League of Municipalities, developers and other interested parties have provided their comments to COAH. Mayor Zimmerman stated that Somerset County provided very detailed comments to COAH, and that the Borough sent its Comments to COAH which joined in the Somerset County comments. COAH must review the Comments before deciding on adopting the proposed rules. It is expected that COAH will take action on the rules at its June 2008 meeting. V. Kimson concluded by stating that after Council on Affordable Housing takes action on the proposed rules, the law allows an appeal to be taken by any aggrieved party and

that appeal would be in the nature of litigation, taken in the Appellate Division of the New Jersey Superior Court.

APPLICATION:

- a) Donato
Historic Preservation Plan
Washington Street; Block 9, Lot 2

L. Goldman recused herself from the following discussion.

Joseph Donato, applicant, and Arthur Demarest, architect for the applicant, were sworn in. Mr. Donato stated that he and his wife live in Montgomery but they have always admired Rocky Hill. Mrs. Donato's business is in Rocky Hill so they are interested in purchasing land and construct a single family home. V. Kimson asked if the applicant received a copy of the Historic Architectural consultant's revised report dated April 4th. Mr. Donato confirmed receipt and presented the site plan to the board (Exhibit A-1) dated 3/13/07. Mr. Donato stated that the house is positioned to take full advantage of the park view and the water treatment plant will be blocked from view from the street. The design of the house includes handicapped accessibility for the first floor since his mother is handicapped. Mr. Demarest stated that the total square footage for the house is 4,168. C. Cann asked how the house compares in size to other homes in the area. Mr. Demarest stated that this house is comparable in size to the farmhouse at 38 Washington Street, he stated that there are other homes in Rocky Hill that are similar in size and two homes have a third floor. Mr. Donato confirmed that the unfinished spaces will remain unfinished.

G. White asked the width of house without the link to the garage. Mr. Demarest stated that the width is 52 feet and 2 inches. D. Kluchinski estimated the width of the house with the garage to be 91 feet with a 90 foot side elevation. He asked how this compares to other homes in Rocky Hill. T. Bremner asked if the applicant considered placing the garage behind the house. Mr. Demarest stated that they wanted to screen the treatment plant and maintain the rear yard for recreation space so they abandoned this idea. E. Zimmerman asked the applicant about stormwater runoff and water retention. Mr. Donato stated that NJDEP has best management practices in place and the NJDEP reported that they were comfortable with two tanks being capable of handling the runoff. He stated that the plot plan and grading plan were reviewed by William Tanner, Van Cleef Engineering. V. Kimson acknowledged that the Planning Board or the planning office did not receive a copy of the engineering report.

T. Corlis arrived to the meeting but did not participate in the discussion. V. Kimson read the historic preservation ordinance to assist the board in their review. C. Cann asked about the materials proposed. Mr. Demarest stated that clapboard will be used on the façade. Mr. Donato presented samples of the proposed materials and these were based on recommendations from Historic Building Architects, LLC. Stone is proposed for the bottom of the turret and the bottom of the dinette, and; the patio would be concrete. Beige clapboard is proposed with forest green as the accent color for the shutters. The roof will be slate and gray in color and the carriage house doors will be Coachman #CF23. R. Whitlock stated that the dormer appears massive on the garage. Mr. Demarest stated that the elevation shows a flat plain view and not a perspective view, the repetitiveness of the dormers will be appealing. C. Cann asked about tree removal. Mr. Donato handed out copies of photographs of the site to view the existing landscaping, he stated that the existing landscaping is minimal and tree removal is limited to the area for the

house, backyard area and driveway. Mr. Demarest stated that there will be a slight overhang over the garage doors, the applicant was instructed to revise the plan and submit the plan to the Borough.

D. Kluchinski referenced the historic preservation ordinance “the relation of the width of the structure to the height of the front elevation shall be visually compatible” and asked if the proposal is compatible with other homes in the area. He felt that this house would be the largest home in this portion of the borough. He stated that the garage in the proposed location would be visually unappealing because of the mass. T. Bremner asked if the house could be moved forward and the garage separated for a lesser visual mass. G. White asked the applicant to consider moving the garage behind the house.

The meeting was opened to the public.

Wendeline Bos, resident of Rocky Hill, stated that she lives in the stone house next door and she is happier if the garage remains as proposed due to run off concerns.

Being that no one else wished to address the board, motion was made by R. Whitlock and G. White seconded the motion to close the public portion of the meeting. The vote was 7-0 in favor. Motion carried.

Motion was made by R. Whitlock and G. White seconded the motion to approve the historic preservation plan for block 9, lot 2. The vote was 4-2 in favor. Motion carried.

For: Cann, White, Whitlock, Zimmerman

Against: Bremner, Kluchinski

Abstain: None

T. Corlis and L. Goldman joined the meeting for the next discussion.

OTHER BUSINESS:

- a) Certificate of Appropriateness
Mr. Robert Crowe and Dr. Susan Fisher
9 Montgomery Avenue
Installation of fence along southern border

R. Whitlock stated that the applicant is requesting the installation of a fence on the southern side of their property running west to east. It was determined that this is a minor application.

Robert Crowe and Susan Fisher were sworn in. Dr. Fisher stated that the owner of the house next door passed away and the house is vacant, they are asking for a fence between the two properties to provide visual separation. Mr. Crowe stated that they are proposing a solid wood fence, six feet in height 51 feet from the sidewalk to the rear of the property. He stated that there would be no visual impairment. The applicant was advised that the maximum height for fences is six feet therefore fence posts are not being proposed.

Motion was made by L. Goldman and D. Kluchinski seconded the motion to approve the certificate of appropriateness for the installation of a fence. D. Kluchinski recommended the support brackets for the fence be placed on their side of the property. The vote was 7-0 in favor. Motion carried.

For: Cann, Corlis, Goldman, Kluchinski, White, Whitlock, Zimmerman
Against: None
Abstain: None

The meeting adjourned at 9:00 pm.

The next regular meeting is scheduled for Tuesday, May 13, 2008.

Respectfully submitted,

Kerry A. Philip
Secretary